

SEP 2 1986

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only

Project Number:

MARYLAND HISTORICAL
TRUST

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: 303 SOUTH FREMONT AVENUEAddress of property: 303 SOUTH FREMONT AVENUECity BALTIMORE, County _____ State MD. Zip Code 21230Name of historic district: RIDGELY'S DELIGHT☒ National Register district ☒ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Edwin N. STRETCH Title CONSULTANTStreet 137 WELCOME ALLEY City BALTIMOREState MARYLAND Zip 21201 Telephone Number (during day): 301 539 3142

4. Owner:

Name K. & M. PARTNERSHIP, INC.Street 914 LIGHT STREET City BALTIMOREState MARYLAND Zip 21230 Telephone Number (during day): 301 962 0478

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature K & M Partnership
Steve A. Murray Date 7/29/86Social Security Number or Taxpayer Identification Number [REDACTED]

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION --

NPS Office Use Only

Property Name

303 S. FREMONT AVE., BALTIMORE PART 1

Property Address

K + M PARTNERSHIP, INC., 52-123539-2

Owner's Name/Social Security or Taxpayer ID Number

Project Number:

B-4133

5. Description of physical appearance:

SEE ATTACHED.

Date of Construction: c.1892 Source of Date: SANBORN MAPS, BALTIMORE ATLAS OF 1896
PEALE MUSEUM.

Date(s) of Alteration(s): NO NR

Has building been moved? ☐ yes ☒ no. If so, when? _____

6. Statement of significance:

SEE ATTACHED

7. Photographs and maps.

SEE ATTACHED.

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

NATIONAL PARK SERVICE
STATE REVIEW SHEET
Historic Preservation Certification Application--Part I

B-4133

Property: 303 SOUTH FREMONT AVENUE, BALTIMORE, MARYLAND

Historic District: RIDGELY'S DELIGHT

9-2-86 date initial application received by State date additional information
9-2-86 date complete information received by State requested by State

 date of this transmittal to NPS

Inspection of property by State staff? ☒ no yes date:

☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

 There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts, described below, have been made to obtain this information. Copies of the information requests are enclosed.

1

This property involves:

- Extensive loss of historic fabric
 Substantial alterations over time
 Preliminary determination of listing
 for district
 for individual property

☒ DETERMINATION OF SIGNIFICANCE
TO DISTRICT

- Obscured or covered elevation(s)
 Moved property
 State recommendation inconsistent
with NR documentation
 Recommendation different than the
applicant's request

2

Complete one section below as appropriate.

(1) ☒ The property ☒ contributes does not contribute to the historic significance of this district in:

☒ location ☒ design ☒ setting ☒ materials ☒ workmanship ☒ feeling and association
Property is mentioned in the NR documentation in Section , page .

(2) For properties less than 50 years old:

- the historical merits of the district (the periods and areas of significance) are documented in the National Register nomination form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.
 the strong historical or architectural merit of this property as described in the National Register nomination form or district documentation on file justifies its certification as contributing.
 there is insufficient justification to consider this property contributing to the district on the basis of its individual architectural or historical merits or the significance of the district does not extend up to and including the latest 50 year period.

Briefly explain how Standard (3) applies to this property's individual merits or its significance in relationship to the significant qualities and characteristics of the district.

(3) For preliminary determinations:

A. The status of the nomination for the property/historic district:

- Nomination has already been submitted to State review board, and if reviewed by the board, nomination will be forwarded to the NPS within a reasonable period of time. (Draft nomination is enclosed.)
 Nomination was submitted to the NPS on .
 Nomination will be submitted to the State review board within twelve months.
 Nomination process likely will be completed within thirty months.
 Other; explain:

B. Evaluation of the property:

- Property is individually eligible and meets National Register Criteria for Evaluation
 Property is located within a potential registered district that meets National Register Criteria for Evaluation
 A B C D Exceptions:

(4) The property is located in a registered district, is outside the period(s) and/or area(s) of significance as documented in the NR nomination and:

- appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.
 does not appear to contribute to the period(s) and/or area(s) of significance of the district.

3

Complete sections below for all properties:

Description of district including the period(s) and area(s) of significance as described in the National Register documentation or documentation on file (except for preliminary determination of individual listing).

THE ~~RAND~~ RIDGELY'S DELIGHT HISTORIC DISTRICT REPRESENTS A SUBSTANTIAL AND WELL PRESERVED FRAGMENT OF THE LARGE NEIGHBORHOODS WHICH DEVELOPED DURING THE EARLY 19TH CENTURY. STRUCTURES RANGE FROM 2 TO 2 1/2 STORY, LATE FEDERAL HOUSES TO THE MORE SUBSTANTIAL 3 STORY CORNICED ITALIANATE VERSIONS.

Period(s) of significance: EARLY TO MID 19TH CENT. Section , page 16.

Description of the property documenting current condition. THIS 2 STORY BRICK ROW HOUSE HAS A 3 BAY FRONT CAPPED BY A WOODEN CORNICE. THE ENTRANCE IS IN BAY 1 ON THE FIRST FLOOR AND IS ARTICULATED BY A BRICK HOOD. WINDOWS ARE ONE OVER ONE DOUBLE HUNG WOOD SASH WITH ROUNDED JACK ARCHES, WHITE MARBLE SILLS AND 2 SMALL CASEMENT WINDOWS INTO THE BASEMENT. THE FRONT STEPS ARE MARBLE. THE REAR ELEVATION CONSISTS OF 2 STORIES HAVING 2 BAYS EACH. A WOOD FRAME SECOND STORY ADDITION PROJECTS OVER THE FIRST CREATING A SMALL PORCH. THE INTERIOR "L" SHAPE PLAN CONSISTS OF 3 ROOMS AND A HALL ON THE FIRST FLOOR WITH 3 ROOMS, A HALL AND A SMALL BATHROOM ON THE SECOND. THIS STRUCTURE FOR THE MOST PART, IS IN GOOD CONDITION INSIDE AND OUT.

Retains sufficient integrity? ☒ Yes ☐ No

Statement of significance of the property TO THE BLOCK AND TO THE DISTRICT. LOCATED IN AN UNBROKEN BLOCK OF VICTORIAN ROW HOUSES, ALL THE BRICK FACADES ARE UNALTERED AND IN GOOD CONDITION. THIS STRUCTURE TYPIFIES THE LATE 19TH CENTURY STYLE AND ATMOSPHERE OF RIDGELY'S DELIGHT AND IS PROMINENTLY LOCATED ON THE DISTRICT'S WESTERN BORDER.

4

State Official Recommendations:

This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.

☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposed in accordance with the Tax Treatment Extension Act of 1980.

☐ The property does not contribute to the significance of the above-named district.

☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.

☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

☐ The property appears to contribute to the significance of a:

☐ potential historic district which appears to meet the National Register Criteria For Evaluation and will likely be nominated.

☐ registered historic district but is outside the period(s) and area(s) of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.

☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.

☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent setting case ☐ Forwarded without recommendation

Date:

10-3-86

State Official Signature:



B-4133

JULY 1986
303 FREMONT STREET
BALTIMORE, MARYLAND
K & M PARTNERSHIP, INC.,

EXTERIOR

- 1 Front Elevation - looking East
- 2 Front Elevation - looking toward North - East
- 3 Block - looking toward South - East
- 4 Marble Steps
- 5 Rear Elevation - looking West
- 6 Rear Side Elevation - looking West

INTERIOR - FIRST FLOOR

- 7 Front Hall - looking West at foyer and front doors
- 8 Front Hall - looking East
- 9 Front Parlor - mantle - looking South
- 10A Front Parlor - windows - looking West
- 10B Front Parlor - windows - looking West
- 11 Front Parlor - South - East corner
- 12 Front Hall - foot of stairs looking East
- 13 Front Hall - stair rail looking South
- 14 Middle Room - door to back room facing East
- 15 Middle Room - window and mantel facing South - East
- 16 Middle Room - Edge of mantel and basement door facing
South - West
- 17 Middle Room - looking at head of steps to basement
(facing West)
- 18 View down basement steps
- 19 Foot of basement steps looking West
- 20 Foot of basement steps looking East
- 21 Rear Room - door to Middle Room facing West
- 22 Rear Room - facing South - mantel/shelf
- 23 Rear Room - Facing South - sink
- 24 Rear Room - Facing East - back door and window

INTERIOR - SECOND FLOOR

- 25 Top of Stairs - looking from landing - North
- 26 Skylight over Stairs
- 27 Front Room - looking East at hall door
- 28 Front Room - looking South - East - mantel and closet
door
- 29 Front Room - Windows looking West
- 30 Middle Room - Window - looking South - East
- 31 Middle Room - hall door - looking North - West
- 32 Bathroom - Window - looking South
- 33 Rear Room - hall door facing West
- 34 Rear Room - Closet door facing South - West
- 35 Rear Room - Windows facing East

B-4133

303 South Fremont Avenue
Baltimore, Maryland
K & M Partnership, Inc.
52-123539-2

5. This 2 story brick row house has a 3 bay front capped by a wooden cornice. The entrance is in bay 1 on the first floor and is articulated by a brick hood. Windows are 1/1 wood double-hung with rounded jack arches, white marble sills and 2 small casement type windows into the basement. The steps leading to the front door are also white marble.

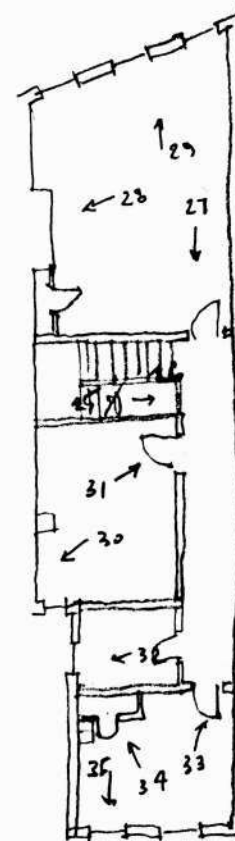
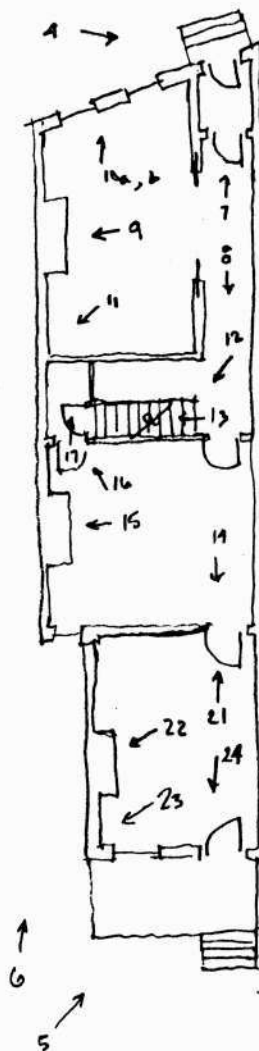
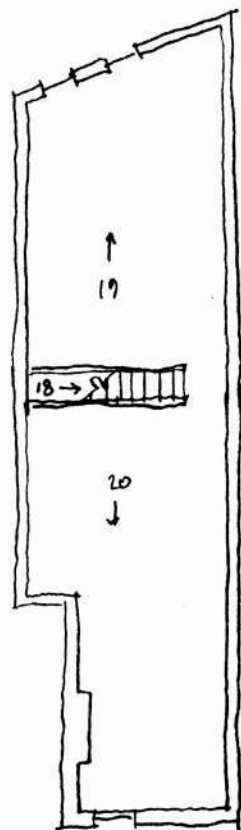
The rear elevation consists of 2 stories having 2 bays each. A wood-frame second story addition projects over the first creating a small porch. This porch is supported by 3 columns. The first floor has a 4/4 wood double-hung window in bay one and a 2 light, 2 panel wood door with 2 light transom above in bay 2. The second floor consists of (2) 4/4 wood double-hung windows. Galvanized metal half-round and round profile gutter and downspout carry roof water from the entire roof which slopes to the rear.

The interior "L" shape plan consists of 3 rooms and a hall on the first floor with 3 rooms, a hall and a small bathroom on the second.

There is a full basement with exposed uncoarsed rubble foundation.

6. This structure is significant in its valuable contribution to both the block and the district. Located in an unbroken block of victorian row houses, all the brick facades in the 300 block are unaltered and in good condition having original or restored cornices, white marble steps and brick hoods above the entrances.

This structure typifies the late 19th Century style and atmosphere of Ridgely's Delight and is prominently located on the district's Western border.



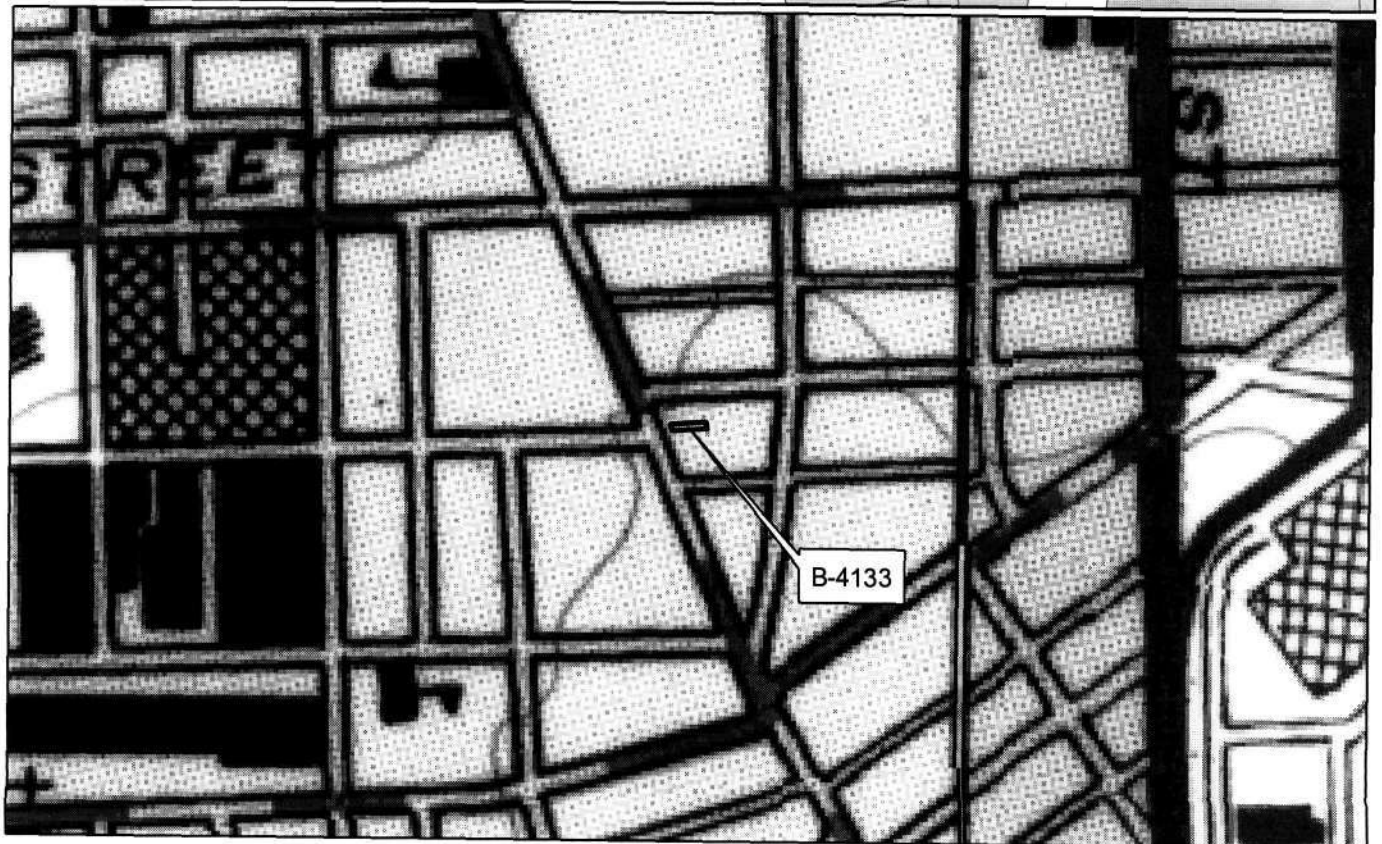
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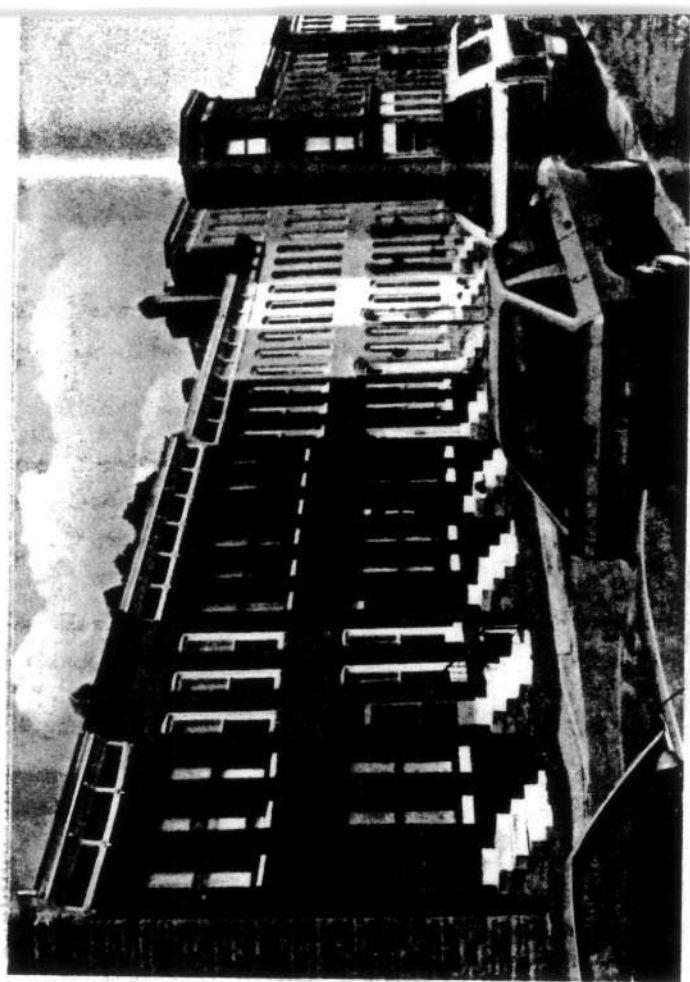
B-4133

303 SOUTH FREMONT AVENUE, BALTIMORE, MARYLAND
K & M PARTNERSHIP, INC.

JULY 1986
NO SCALE.

B-4133
303 South Fremont Avenue
Block 685B Lot 002
Baltimore City
Baltimore West Quad.





B-4133

